



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 48
Comm #: 53208-3234-11-A
BRRTS #: 03-41-004601
Site Name: Mauer Auto Lease
Site Address: 3611 W State St, Milwaukee, 53208
Site Manager: John Hnat
Address: 2300 North Dr Martin Luther King Jr Drive
City, State Zip: Milwaukee, WI 53212-3128
Phone: (414) 263-8644
e-mail: John.Hnat@Wisconsin.Gov
Bid Manager: Linda M. Michalets
Address: 101 West Pleasant Street, Suite 100A
City, State Zip: Milwaukee, Wisconsin 53212-3963
Phone: (414) 220-5376
e-mail: Linda.Michalets@Wisconsin.Gov

Bid-Start Date:	March 26, 2007
Questions must be received by (See Section 2 (B)):	April 09, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 27, 2007
Bid-End Date and Time:	May 11, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Milwaukee, 757 North Broadway, Suite 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

The former Mauer Auto Lease site is currently an auto repair shop on 0.14 acres. Two USTs were removed and two gasoline USTs were closed in place (one 4,000-gallon and one 2,000-gallon). There are seven groundwater monitoring wells onsite and four offsite. Four monitoring wells have measurable free product: MW-1 (2 inches), MW-3 (24 inches), MW-9 (1 inch), and MW-10 (0.25 inch) in January 2006. Geology at the site consists of two stratigraphic units: an upper silt and clay unit underlain by a sand unit. The site hydrogeology is characterized by an unconfined water table at a depth of approximately 30 to 40 feet bgs within the sand unit. However, a discontinuous perched groundwater table was encountered at a depth of approximately 10 feet bgs in some areas of the site and vicinity.

There are specific soil excavation units (A and B), well installation locations and depths, and groundwater monitoring that are targeted for the site. This bid requires a detailed response that includes a description of the bidder's proposal for soil excavation.

Minimum Remedial Requirements

Pre-Excavation Monitoring

Wells containing free product should not be sampled: instead the free product thickness should be measured (inches) and recorded along with amounts of free product removed (bailing is acceptable). This information should be incorporated into the Free Product Recovery Table.

All monitoring wells without free product must be sampled and analyzed for PVOCs. Information shall be tabulated and incorporated into the groundwater monitoring tables. All monitoring well data (analytical results and groundwater elevations) must be incorporated into the ongoing recording tables.

Excavation (see attached map)

There are two areas, Area "A" and Area "B," that are selected for soil excavation to a depth of 25 feet. Area "A" likely includes the closed-in-place USTs that will have to be removed. Tank removal costs are not reimbursable through PECFA and should not be included in the bid total. Contingency costs for removal of additional highly contaminated soil that may be encountered and can be removed should be provided in your response.

Dimensionally, Area "A", will be approximately 30'x30'x25', or approximately 834 cubic yards to be removed. Area "B" will be approximately 15'x25'x25', or approximately 347 cubic yards to be removed. The areal dimensions may be smaller to compensate for the structural integrity of the building and sidewalk.

Shoring of the excavation areas will likely be required. As part of the bid response, describe the shoring method that will be used to stabilize the excavation.

Monitoring well MW-1 (installed to 35 feet bgs) is to be removed and abandoned with bentonite from 25 to 35 feet bgs as part of the dig. Monitoring well MW-9 remains in-place and is to be kept for future use if at all possible.

Uncontaminated overburden can be replaced into the excavation if feasible, along with clean fill. However, this is a small property, so storage for reuse may be difficult.

Confirmation soil samples must be collected from the sidewalls and base of the excavations and must be analyzed for PVOCs in accordance with DNR guidelines.

Monitoring Well Installation

MW-1 must be replaced with another monitoring well, to be located in the former UST area (see map for location), to a depth of 35 feet bgs. The new well is to be identified as MW-12. MW-12 can be blind drilled to 25 feet bgs; geologic logging is required from 25 to 35 feet.

MW-8 continues to be dry; therefore, install a new well, identified as MW-13, south of MW-8 to a total depth of 50 feet bgs. The location is to be determined by the consultant based upon site constraints. The final well depth must be determined in the field, based on the apparent depth to the water table, and appropriately screened across the water table. An access agreement with the offsite property owner may be needed before installation of the well. Contact the DNR project manager prior to well installation to approve the location.

The new and replacement well installation and survey must comply with ch. NR 141, Wis. Adm. Code, requirements. Both wells must be surveyed to USGS datum. Documentation of well installation, including boring logs, well construction diagrams, and well development forms must be included in the excavation report.

First Report

The first report must document the excavation and monitoring well installation activities. Include soil disposal documentation in this report. Do not submit hand-drawn figures.

Groundwater Monitoring

Conduct groundwater sampling and analysis on a quarterly sampling period for PVOCs for one year. Begin groundwater sampling of all wells 60 days after installation of the two new wells (MW-12 and MW-13).

Wells with free product are to be measured (in inches) and free product removed and disposed of properly. Water samples should be collected from these wells after product removal.

Groundwater elevations must be measured in all monitoring wells, reported in tabular form, and groundwater flow maps must be generated for each sample round.

Final Report

Upon completion of one year of groundwater monitoring, submit the second detailed report documenting all monitoring activities to the DNR and Commerce within 90 days of the last monitoring event. The report should include recommendations for activities to bring the case to closure. Do not submit hand-drawn figures.

Closure Submittal

Although this bid is not a bid to closure, there is the possibility of attaining closure at the conclusion of the scope of work conducted under this bid. Upon completion of this scope of work, evaluate site conditions and all historical soil and groundwater analytical data, and evaluate the potential for closure consistent with the requirements of ch. NR 726, Wis. Adm. Code. Bid responses must include a separate cost to prepare and submit a complete closure request and GIS Registry packet (and all other closure related costs), for closure consideration by the DNR, if a closure review is appropriate. The closure request and GIS Registry packet must include all historical data and

activities, and include the data results and documentation of the activities completed in accordance with this bid.

If a closure request is not appropriate upon completion of the scope of work discussed above, then submit a final report of data results and documentation of the work activities completed in accordance with this bid to the DNR and Commerce. The cost cap established by this bid will be modified less the amount of the closure-related costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 5 applies).
3. Twelve months after submitting the previous report, unless the project is completed before that time (point 5 applies).
4. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
5. No later than 30 days after completing the work.
6. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #5*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #5) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Mauer Auto Lease

COMMERCE #: 53208-3234-11-A

BRRTS #: 03-41-004601

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License #	_____
<input type="checkbox"/>	Professional Geologist	License #	_____
<input type="checkbox"/>	Hydrologist	License #	_____
<input type="checkbox"/>	Soil Scientist	License #	_____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Mauer Auto Lease

COMMERCE #: 53208-3234-11-A

BRRTS #: 03-41-004601

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

Bid Scope of Work		
1	<u>Excavation</u> – All costs associated with the excavation, sampling, handling, backfilling and disposal of contaminated soil and overburden.	\$
2	<u>Monitoring Well Replacement & Installation</u> - Monitoring well abandonment (MW-1), replacement (MW-12), installation (MW-13) and all associated activities.	\$
3	<u>Groundwater Monitoring</u> –1 round pre-excavation and 1 year of quarterly groundwater monitoring and associated waste disposal, including product, if removed.	\$
4	<u>Reporting</u> – Data preparation and reporting (non-closure) including post-excavation report and final report if closure is not appropriate, to DNR and Commerce and web reports to Commerce.	\$
5	<u>Closure-Related Costs</u> – including, but not limited to closure form and report and GIS requirements, if closure is appropriate.	\$
6	<u>PECFA Claim Preparation</u>	\$
7	<u>Total Bid Amount</u>	\$
Contingency Costs		
1	Contingency cost for additional contaminated soil excavation and disposal (\$/ton) (commodity costs only).	\$
2	Contingency costs for abandonment of all monitoring wells if closure is approved at the end of the bid scope of work.	\$

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME: Mauer Auto Lease

COMMERCE #: 53208-3234-11-A

BRRTS #: 03-41-004601

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be stapled together. No paper clips or spiral bindings please.

DESCRIPTION OF EXCAVATION SHORING: